

**WYNDS AT OAKBROOK HOMEOWNERS ASSOCIATION**  
**MINUTES OF NOVEMBER 19, 2009 REGULAR MEETING**

Call to Order:

A regular meeting of the Board of Directors of the Wynds at Oakbrook Homeowners Association was held on November 19, 2009, at the Association clubhouse. The President was present. Members in attendance were Frank Banker, Nancy Ebersole, Linda Gray, Roger Mersmann, Tom Richmond, Dave Riley, Hasan Tezduyar, Robert Tucker and Brenda Weimer. A Quorum being present, the meeting was called to order at 7:00 PM. The property manager, Jeff Clark was in attendance as requested.

Minutes:

The minutes of the October 15, 2009 meeting had been previously sent to all board members. Motion to approve was made by Dave Riley and seconded by Brenda Weimer. Vote was taken, 9 yes, motion carried.

Report of Officers:

President

- Linda Gray welcomed everyone to the open meeting.

Vice President

- Dave asked everyone in attendance to hold questions until after the reports have been given.

Report of Property Manager:

Delinquency Report:

- Total outstanding receivables are \$88,767.11
- 27 units are in Foreclosure.
  - Since last month:
    - 1 new foreclosure has been added.
    - Another chapter 13, making it 2.
    - 1 more paying down debt, making a total of 4.
    - Three paid off or substantially paid down their debt.

The Wynds was at 7.35% delinquent at cutoff in October that is up from 6.77% the month before and is now almost one full percentage point worse than average.

Maintenance Report:

- 278 work orders have been completed since the end of summer.
- 25 work orders were outstanding as of this morning.
- Gutter cleaning project
  
- Towne Personnel changes that affect The Wynds:
  - Judy Reis is you new Administrative Assistant.
  - Jenny Southerd will be assisting Judy with phone calls and service request.

- RC Griffith Company is handling most resident requests and Robert Griffith is on site much of the time and is in direct contact with Towne's Northern Kentucky District Office.
- The Wynds has also contracted with Engineer, Steve Verssen. He will be providing the Board with information and specifications for up coming projects and ongoing maintenance operations. Steve just yesterday delivered his report from his first visit at the end of October.

#### Reports of Standing Committees:

##### Committee Reports:

1. Architectural Committee – Hasan Tezduyar. One storm door approval pending
2. CIC Committee- Frank Banker-Report attached
3. Finance Committee-David Landenwitch- Report attached.
4. Landscape Committee-Brenca Weimer- Report attached.
5. Negotiating Committee- Linda Gray Linda read e-mail asking for instructions on how to proceed.
6. Nominating Committee- Nancy Ebersole. Contact has been made with all member of proposed nominating committee to determine their interest in serving. One person dropped out. Committee was asked to canvass for volunteers to run for a seat on the Board.
7. Ad Hoc Delinquency Committee-Terry Hall
8. Clubhouse Report- Becky Dozier- Linda Gray reported that there were 3 rentals scheduled for December. She is preparing a spreadsheet for the year.
9. Social/ Recreational Committee- Oakbrook Gives Back, scheduled for Saturday morning. Bake sale, craft sale and coat collection.

#### Old business

11/09-38 motion

At the behest of the Ad Hoc Delinquency Committee, the following motion was presented electronically for board member input and voting. "Dave Riley moves that the Board of Directors of the Wynds at Oakbrook Homeowners Association retain the law firm of Cuni, Ferguson and LeVay to file all liens and foreclosures and/or to pursue any other legal remedies as authorized by the Board in an attempt to collect delinquent fees." The motion was seconded by Roger Mersmann, the voting was 6yes, 2 no votes and 2 NA's. Motion carried.

#### New Business:

Ad Hoc Delinquency Committee Recommendations:

11/09:40 Motion to approve attached collection policy Discussion, voting commenced: 8 yes, 0 no. Motion carried.

11/09:41 Motion to approve CFL fee schedule for authorized liens, foreclosures, personal judgments, etc . Discussion, voting commenced: 7 yes, 1 no. Motion carried.

11/09:42 Motion to approve recommendations to pursue outstanding balances as directed by the board. Discussion , voting commenced: 7 yes, 1 no. Motion carried.

11/09-43 Dave Riley made a motion that the previously formed Ad Hoc Delinquency Committee be changed to a Board approved standing committee, entitled Delinquency Committee to consist of up to 5 members whose primary function is to monitor non-payment of assessments and peruse the collection of account in arrears. Motion was seconded by Frank Banker. Discussion, then voting commenced: 8 yes, 0 no votes, motion was carried.

There being no further business, the meeting was adjourned at 8:45 PM.

Nancy Ebersole, Secretary  
November 21, 2009